

**BUILDING ADDRESS**

909 Lake Carolyn Pky, Irving, TX 75039

**OWNER**

Prime US REIT

**YEAR BUILT/RENOVATED**

1988 / 2013

**BUILDING SIZE**

19 stories, 374,251 RSF

**COMMON AREA FACTOR**

25.6%

**BASE RENTAL RATE**

Retail \$16.00 NNN + E  
 Suite 240 \$16.00 NNN + E  
 Floors 1-3 \$21.00 NNN + E  
 Floors 4-6 \$24.00 NNN + E  
 Floors 7-19 \$25.00 NNN + E  
 (Electricity estimated to be \$1.18 for 2026)

**EXPENSES**

2026 expenses estimated to be \$14.64/RSF  
 (CAM: \$8.86/RSF; Taxes: \$5.78/RSF) excluding electricity.

**BUILDING HOURS**

Monday - Friday: 7:00 a.m. - 6:00 p.m.  
 Saturday: 8:00 a.m. - 1:00 p.m.

**PARKING**

3.5 / 1,000 overall parking ratio  
 \$80.00 / month plus tax for reserved parking  
 \$50.00 / month plus tax for unreserved parking

**TELECOMMUNICATIONS**

Time-Warner Cable,  
 Time-Warner Telecom, Cogent and AT&T



**VACANCIES**

Suites 108 (Retail)	5,810 RSF	\$16.00 NNN + E
Suite 170	3,409 RSF	\$21.00 NNN + E Available 12/01/26
Suite 200	5,858 RSF	\$21.00 NNN + E
Suite 220	2,812 RSF	\$21.00 NNN + E
Suite 240	4,088 RSF	\$16.00 NNN + E
Suite 250	2,410 RSF	\$21.00 NNN + E Up to 15,168 RSF Contiguous
Suite 330	3,452 RSF	\$21.00 NNN + E
Suite 400	12,760 RSF	\$24.00 NNN + E Up to 14,548 RSF Contiguous
Suite 425	1,788 RSF	\$24.00 NNN + E
Suite 675	3,450 RSF	\$24.00 NNN + E Spec Suite
Suite 750	4,051 RSF	\$25.00 NNN + E Available with 30 Days Notice
Suite 1600	21,536 RSF	\$25.00 NNN + E Available 01/01/27
Suite 1750	6,476 RSF	\$25.00 NNN + E Available 01/01/27



**FOR LEASING INFORMATION, PLEASE CONTACT:**

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